



**Zoning Board of Appeals**  
Town Hall, 110 Myrtle Avenue  
Westport, CT 06880  
Tel: 203-341-1030 Fax: 203-454-6145  
[www.westportct.gov](http://www.westportct.gov)

June 30, 2023

**SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:**

*Pursuant to State Law, there will be no physical location for this meeting. This meeting will be held electronically and live streamed on [www.westportct.gov](http://www.westportct.gov). This meeting will also be shown on Optimum Government Access Channel 79 and Frontier Channel 6020. The public may attend using the link to be published on the agenda prior to the meeting. The meeting agenda is available at [www.westportct.gov](http://www.westportct.gov) on the "Meeting List and Calendar" web page. Public testimony may be offered during a Public Hearing by joining the meeting. Written comments may also be received prior to any Public Hearing and should be sent to [ZBA@westportct.gov](mailto:ZBA@westportct.gov) by 12:00pm on the day of the meeting if intended to be distributed for consideration by members of the Zoning Board of Appeals. Written comments received after 12:00pm on the day of the meeting will be entered into the record. Meeting materials submitted are available at [www.westportct.gov](http://www.westportct.gov), on the Zoning Board of Appeals Department web page under "[ZBA Pending Applications & Recent Approvals](#)".*

**Instructions to Attend ZOOM Meeting**

Phone: +1 646 876 9923 US (New York)

Meeting ID: 818 0544 4066

Passcode: 543854

ZOOM Link: <https://us02web.zoom.us/j/81805444066?pwd=dGVNWIA1dkViRFhNdEE2Wi9TaE0rZz09>

## **Zoning Board of Appeals**

### **Meeting Agenda**

**Zoning Board of Appeals: Tuesday, July 11, 2023**

**Zoom 6:00 P.M.**

#### **I. Public Hearing**

- 1. 181 Riverside Avenue: (Opened with testimony taken on 6/27/23 and continued to 7/11/23)** Application #ZBA-23-00074 by David Vyneryb, for property owned by 181 Riverside Avenue LLC, for variance of the Zoning Regulations: §6-2.1 (Expansion of a Non-Conforming Building), §13-4 (Setbacks) and §13-6 (Building and Total Coverage) to retain the existing driveway and deck over Building and Total Coverage and in excess of coverage approved by ZBA #6360 and to retain A/C unit in the Setbacks, located in Residence A District, PID# C08054000.
- 2. 4 Deletta Lane:** Application #ZBA-23-00111 by Andrey Kolotov, for property owned by Andrey Kolotov and Viktoriya Borisova, for variance of the Zoning Regulation: §13-6 (Total and Building Coverage), to construct a new deck over existing patio over allowable Building and Total Coverage, located in Residence A District, PID# E09078000.
- 3. 20 Fairfield Avenue:** Application #ZBA-23-00115 by Jason Raymond, for property owned by Christian and Jacqueline Schiavone, for variance of the Zoning Regulation: §13-6 (Total and Building Coverage), to construct a new 2 ½ story addition over allowable Building and Total Coverage, located in Residence A District, PID# D0306000.

4. **4 Hideaway Lane and 7 Hillside Road:** Application #ZBA-23-00253 by Steve and Ellen Jo Mendell and Brian and Heather Cherry, for property owned by Steve and Ellen Jo Mendell (4 Hideaway Ln) and Brian and Heather Cherry (7 Hillside Rd), for variance of the Zoning Regulation: §13-6 (Building and Total Coverage) to revise and reconcile a property line between the two properties correcting an overlap of Land between two conflicting subdivisions as depicted on the Westport Land Record Map #5369 and #7338, located in Residence A District, PID# E05064000 and E05069000.
5. **191 Post Road West:** Application #ZBA-23-00331 by ARTEffects Inc., dba ARTfx, for property owned by 191 Post Property Owner LLC, for variance of the Zoning Regulations: §33-8.4.4 (Free-Standing Sign less than 100' of frontage), §33-8.4.5 (Free-Standing Sign larger than 32sf), §33-8.7.7 (Free-Standing less than 15' from property line), to install a free-standing sign within 15' of the property line and greater than the 32 SF with less than 100' of street frontage, located in General Business District, PID# C08041000.
6. **10 Keyser Road:** Application #ZBA-23-00335 by Thomas Papp and Annie George, for property owned by Thomas Papp and Annie George, for variance of the Zoning Regulations: §6-3.1 (Setbacks for Non-Conforming Lot) and §13-4 (Front Setbacks), to construct a swimming pool within the front Setback, located in Residence A District, PID# C061300000.
7. **17 Morningside Drive South (Greens Farms School):** Application #ZBA-23-00338 by the Westport Board of Education, for property owned by the Town of Westport, for variance of the Zoning Regulation: §13-6 (Total and Building Coverage), to construct a gazebo over allowable Total Coverage, located in GBD/Residence A District, PID# G09143000.

## II. Work Session

- **New Business**
- **Old Business**
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on July 11, 2023, is available on-line at [www.westportct.gov](http://www.westportct.gov), on the Planning and Zoning Department web page under "Planning & Zoning Department".

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or [eflug@westportct.gov](mailto:eflug@westportct.gov) at least three (3) business days prior to the scheduled meeting or event to request an accommodation.